

Submitted June 13, 2012  
Approved as of  
Date June 13, 2012

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 08-2012  
Wednesday, March 28, 2012**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, March 28, 2012.

**PRESENT**

David Hill, Chair  
John Tyner  
Don Hadley  
Jerry Callistein  
Dion Trahan  
Kathleen Cook

**Absent:** Kate Ostell

**Present:** Councilmember Bridget Donnell Newton  
Susan Swift, Director, CPDS  
Andrew Gunning, Assistant Director, CPDS  
Marcy Waxman, Assistant City Attorney  
Jim Wasilak, Chief of Planning  
Bobby Ray, Principal Planner  
David Levy, Chief of Long Range Planning  
Margaret Hall, Planner II  
Cindy Kebba, Planner III  
Susan Straus, Department of Public Works  
Peter Campanides, Department of Public Works  
Burt Hall, Director, Department of Recreation and Parks  
Christine Henry, Assistant Director, Department of Recreation and Parks

**I. COMMISSION ACTION ITEMS**

- A. PLT2012-00515, Ownership Plat for 45 W. Gude Drive.** Ownership Plat for 3 ownership lots at 45 West Gude Drive, MXE zoned property in Vitro's Addition to College Gardens subdivision, Lots 1-A, 1-B, 1-C.

Margaret Hall introduced the ownership plat and answered question from the Commission. Phil Topper, General Counsel with Matan Companies spoke on behalf of the applicant.

Commissioner Callistein moved, seconded by Commissioner Trahan, to approve Ownership Plat PLT2012-00515 for the division of a single record lot into three ownership lots at 45 W. Gude Drive, subject to the findings and recommended conditions found in the staff report. The motion passed 5-0 (Commissioners Ostell and Trahan were absent).

- B. STP2012-00101, Site Plan for 1800 Rockville Pike.** For a mixed use redevelopment project for the construction of 306 multi-unit dwellings and 99,002 square feet of retail, which includes 60,952 square feet for a Safeway grocery store and 30,173 square feet of retail and restaurants in the MXTD Zone, JBG/Twinbrook Square LLC, applicants.

Margaret Hall introduced the site plan and answered questions from the Commission.

Peter Campanides answered questions from the Commission pertaining to parking.

Tony Greenberg spoke on behalf of the applicant, JBG. He provided an overview of the benefits of the proposed site plan.

Pat Harris with Lerch Early and Brewer, Land Use Counsel, spoke on behalf of the applicant.

Mike Workosky, Traffic Planner with Wells and Associates, spoke of traffic mitigation on behalf of the applicant.

#### PUBLIC TESTIMONY

Joe McClare, President of the Cambridge Walk II Homeowners Association, spoke in favor of the proposed site plan.

Dan Ryan spoke in favor of the proposed site plan.

Sam Shipkovitz of Holland Road spoke in opposition to the residential aspect of the proposed site plan.

Judy Miller, who lives at Cambridge Walk I, spoke in opposition to the proposed site plan.

Christina Ginsberg, who represents the Twinbrook Citizens Association (TCA), opposed the proposed site plan.

Commissioner Hadley moved, seconded by Commissioner Trahan, to defer a decision on the site plan application STP2012-00101, until the next meeting. The motion was defeated in a 2-4 vote (Commissioners Callistein, Hill, Trahan and Tyner voted no, Commissioners Cook and Hadley voted yes and Commissioner Ostell was absent).

Commissioner Trahan moved to amend the condition in the staff report which granted the applicant a waiver to substitute a 45% parking reduction to 15%. The motion died for lack of a second.

Commissioner Tyner moved to approve the Site Plan including the requested waivers, conditions and findings as provided in the staff report, and all typos that were corrected by staff on the record. Chair Hill offered an amendment to Commissioner Tyner's motion to add a condition that a shared car service be required unless there is a show of good cause preventing it. The motion, as amended, was seconded by Commissioner Callistein. The result of the vote on the motion was 3-2-1 (Commissioners Cook and Trahan voted no, Commissioner Hadley abstained, and Commissioner Ostell was absent). It was initially declared that the motion failed, and Commissioner Hadley moved to defer action on the matter. The motion was seconded by Commissioner Cook, and passed 5-1-0 (Commissioner Tyner voted against the motion). However, Chair Hill then directed the City Attorney to advise the Commission at the April 11, 2012 Planning Commission meeting as to whether it correctly interpreted the results of the 3-2-1 vote as a denial of the motion. Commissioner Callistein then made a motion to keep the public record open for one week, and the motion was seconded by Commissioner Trahan. The motion passed 6-0-0.

## **II. WORK SESSION ITEMS**

1. **Nineteenth Work Session on the Draft Rockville Pike Plan.** Topic: Parks and Open Space.

Burt Hall, Director of Recreation and Parks presented his report of Parks and Open space and answered questions from the Commission.

Cindy Kebba presented her staff report on Parks and Open Space and answered questions from the Commission.

## **III. COMMISSION ITEMS**

- A. Staff Liaison Report
- B. Old Business
- C. New Business
  1. Commissioner Callistein gave kudos to Staff for the success of the Planning Academy held on March 24<sup>th</sup>.
  2. Mayor and Council Liaison Councilmember Bridget Donnell Newton addressed the Commission in response to the Parks and Open Space discussion, with concerns about the City's east-side (Twinbrook area) being underserved. She also stated that MCPS is making plans on redistricting the Walter Johnson district.
- D. Minutes – There were no minutes.
- E. FYI Correspondence – There was no FYI correspondence.

#### **IV. ADJOURN**

There being no further business Commissioner Hill moved, seconded by Commissioner Callistein, to adjourn the meeting at 11:56 p.m.

Respectfully Submitted,

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Sandra Y. Driver, Commission Secretary